



## TOWN PLAN AND ZONING COMMISSION

### PUBLIC HEARING AND REGULAR MEETING

Wednesday, June 25, 2014

Town Hall Conference Room L-101, Lower Level  
131 Cedar Street, Newington, CT 06111

7:00 p.m.

### A G E N D A

#### I. ROLL CALL AND SEATING OF ALTERNATES

#### II. APPROVAL OF AGENDA

#### III. PUBLIC HEARINGS

- a. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact. Continued from June 11, 2014.
- b. Petition #25-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- c. Petition #26-14: Special Exception (Section 3.19.4: Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- d. Petition #37-14: Special Exception (Section 3.15.3: Outdoor Restaurant Seating) at 3260 Berlin Turnpike (Plaza Azteca). Hector Angel, applicant; Kleban Newington LLC, owner; Manuel Rubio, 3260 Berlin Turnpike, Newington CT, contact.

#### IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

#### V. REMARKS BY COMMISSIONERS

#### VI. MINUTES:

- a. June 11, 2014

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BY *Tanya D. Lane*  
TOWN CLERK

**VII. NEW BUSINESS**

- a. Petition #31-14: Site Plan Approval (Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

**VIII. OLD BUSINESS**

- a. Petition #23-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza"). Bianca Signs Inc, applicant; 2551 Berlin Turnpike LLC, owner; Paul Bianca, Bianca American Signs Inc., 99 Newington Avenue, New Britain CT, contact.

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

- a. Petition #38-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 184 Fenn Road. Arnco Sign Company, applicant; Extra Space Properties Two LLC, owner; Marc Cohen, 1130 So. Broad Street, Wallingford CT, contact.
- b. Petition #39-14: Special Exception (Section 6.13: Accessory Apartment) at 38 Johnson Street. Bohdan and Debra Szaraburak, owner/applicant; Debra Szaraburak, 38 Johnson Street, Newington CT, contact.

**X. TOWN PLANNER REPORTS**

- a. Town Planner Report for June 25, 2014
- b. Zoning Amendment (Flea Markets)
- c. Zoning Amendment (Temporary Signs)
- d. Partial Subdivision Map Filing

**XI. COMMUNICATIONS**

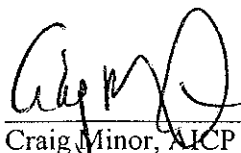
**XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)**

**XIII. REMARKS BY COMMISSIONERS**

**XIV. CLOSING REMARKS BY THE CHAIRMAN**

**XV. ADJOURN**

Submitted,



Craig Minor, AICP  
Town Planner